

CONSERVATION COMMISSION PUBLIC HEAR
April 27, 2010

FINAL

The meeting was called to order at 7:00 p.m. by the Chairperson Nathan Page at the Hampton Town Office Meeting Room. Commission Members present were Jay Diener, Ellen Goethel, Sharon Raymond, Barbara Renaud. Commission Member Dr. Ralph Falk was absent. Alternate Steven Scaturro was absent. Rayann Dionne, Conservation Commission Coordinator, was present. Mark Loopley represented the Planning Board.

REORGANIZATION

Mr. Page nominated Mr. Diener for Chairperson. Ms. Raymond seconded. All were in favor.
Mr. Page nominated Mrs. Goethel for Vice Chairperson. Mr. Diener seconded. All were in favor.
Mr. Page nominated Ms. Renaud as Treasurer. Mrs. Goethel seconded. All were in favor.

Mr. Diener then took the Chairperson position for the meeting.

The Minutes of March 27, 2009 were reviewed and accepted with corrections noted.

The site walk was held on Saturday, April 24, 2010, at 9:00 a.m. meeting at the Town Office Parking Lot.

- A. 52 Tide Mill Rd
- B. 35 Dover Ave
- C. 124 Landing Rd
- D. 1060 Ocean Blvd

NHDES APPLICATIONS

- A. 124 Landing Rd
Tuck Realty Corp. Agent - Jones & Beach
John Krebs, Tuck Realty

This application is for a 3 lot subdivision of 1.5 acres - one contains an existing house and two lots with new dwellings. This is a Shoreland application. The Conservation Commission met with the applicant at the April 27th meeting to discuss the proposed 3 lot subdivision and construction of 2 new single family homes. Mr. Diener opened the discussion to the public but hearing no comments brought the discussion back to the Commission. The concerns are as follows:

1. Increase to impervious surface associated with this subdivision and construction project.
2. Applicant needs to provide written approval from the Hampton Department of Public Works that connection to the sewer is feasible and adheres to the Hampton 201 Facilities Plan Update.
3. Plans associates with this proposal do not include post-construction grades. There is great concern that the current size and location of the proposed rain gardens may be inappropriate after construction and re-grading have been completed.
4. Applicant proposes to use either eco-pavers or porous pavement for the driveway and walkways. The Commission had concerns about the high water table and the affects on the installation and overall function of the porous pavement.
5. Two detention ponds on Lot 2-2 were not included on the project plans and need to be included on the plan.

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NHDES Application (Cont)

A. 124 Landing Rd.

Mrs. Goethel motioned to write a letter to Shoreland . Mr. Page seconded the motion. With Mr. Loopley abstaining, all were in favor.

SPECIAL PERMITS

A. 52 Tide Mill Rd

Brian & Lisa Arakelian

This special permit is an after-the-fact application for the installation of a perimeter fence. A portion of the fence is within the 50 ft. buffer. Mr. Diener opened the discussion up to the Public. Ann Carnaby spoke in support of the applicant. Mr. Diener brought the discussion back to the Commission. After a brief discussion, Mr. Loopley motioned to grant the after-the-fact special permit for the installation of a perimeter fence with the following stipulations:

1. The applicant has agreed to plant 4 native trees (at least 3-4 inches in diameter) in the 50 ft wetland conservation district.
2. Applicant has agreed to reposition the current wetland district markers to those trees closest to the wetland buffer edge.
3. Applicant has agreed to verify the location of the granite wetland edge markers.
4. Property contains a deed restriction stating that the 50 ft. wetland conservation district must remain in a naturally vegetated state.

This motion was seconded by Mr. Page. All were in favor.

B. 1060 Ocean Blvd.

Richard Phillips

This special permit is to restore approximately 25 rocks which have shifted/slid down from the existing seawall. No new materials will be used. After a brief discussion, Mr. Page motioned to recommend the granting of the Special Permit for the replacement of fallen rocks along the riprap seawall with the following stipulations:

1. Fallen rocks will be placed between the top and toe of the seawall. The toe of the seawall will not be extended eastward.
2. The access point (North side park) and route (Ocean front between 1060 Ocean Blvd and North Side Park) are located on Town property. The applicant has been made aware that permission to use tTown property must be obtained from the Hampton Board of Selectmen.

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SPECIAL PERMITS (cont)

B. 1060 Ocean Blvd.

3. The applicant has agreed to submit photographs of the access point, access route, and work site pre and post seawall repair.

4. No dune grass shall be disturbed at the access point by the machinery and equipment needed to complete the seawall repair. If such disturbances occur, the applicant will be responsible for restoration/replanting of the dune grass.

Ms. Renaud seconded the motion. Mrs. Goethel amended the motioned adding the need to have the Selectmen's permission for access to the site. Mr. Page seconded the amended motion.. All were in favor.

PLANNING BOARD REFERRALS

124 Landing Road - Three lot subdivision.

The Conservation Commission reviewed the three lot subdivision plans (revised 04-15-10 based on the Planning Board Comments) for 124 Landing Rd as a part of the Departmental Review requested by the Planning Board. This review is for the three lot subdivision but the plans included potential structures and driveways. The Commission would like the Planning Board to consider the following concerns:

1. This section of Landing Rd borders a large salt marsh complex and already contains substantial development. Consequently, this area experiences frequent flooding. Therefore, it is extremely important that each proposed lot have the ability to manage and infiltrate their own storm water run-off.
2. The current wetland delineation does not identify the two detention ponds that exist on proposed lot 2-2 as wetlands. Commission members observed wetland plants in and around these ponds during the April site walk. The Commission requests a second delineation of these ponds which is permissible under Section 2.3.6 of the Wetland Conservation District Zoning Ordinance.
3. The revised plans do not include post-construction grades. There is great concern that the current size and location of the rain gardens may be inadequate after construction and re-grading have been completed. The need for a plan detailing post-construction grades in order to accurately determine if the current size and location of the rain garden can effectively treat storm water run-off.

BOARD OF SELECTMEN REFERRALS

None

APPOINTMENTS

124 Landing Rd. Please see above.

PLANNING BOARD ACTIONS

1. 15 Thornton St
Repair existing seawall. Approved.
2. Thornton/Campton Streets
Reconstruct the seawall across multiple properties. Approved.
3. 23 Falcone Circle
Waiver request: Section V.E. , 7-10, 12 & 14. Denied.

ZONING BOARD ACTIONS - DECISIONS

None

DES ACTIONS

1. 435-437 Ocean Blvd.

Construct 9 condominiums within the protected shoreland. Approved.

OLD BUSINESS

None

NEW BUSINESS

A. Renewal of NH Association of Conservation Commission membership

Mr. Page motioned to renew the membership at \$715.00. Ms. Raymond seconded. All were in favor.

CONSERVATION COORDINATOR UPDATE

Ms. Dionne read a letter of violation regarding 165 Island Path.

TREASURER'S REPORT

Ms. Renaud handed out the Treasurer Report to each Commissioner.

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, May 25, 2010, meeting in the Town Office Meeting Room. The site walk will be announced and will start at the Town Office Parking Lot.

Mr. Page motioned to adjourn at 9:35 p.m. seconded by Mr. Loopley. All were in favor.

Respectfully submitted,

Sue Launi